



Staff Summary Report

Council Meeting Date: 12/12/02

Agenda Item Number: 27

SUBJECT: Request by Cottman Broadway Plaza for an Amended Final Subdivision Plat for two (2) lots located at 445 West Broadway Road.

DOCUMENT NAME: 20021212dsrh02

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Request by **COTTMAN BROADWAY** (TMPSAT,LLC, Wayne Martella, property owner) **#SBD-2002.95** for an Amended Final Plat consisting of two (2) lots on 1.54 net acres, located at 445 West Broadway Road.

PREPARED BY: DeeDee (D²) Kimbrell, Planner II (480-350-8438)

REVIEWED BY: Steve Venker, Planning & Zoning Manager (480-350-8920)

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Approval

ADDITIONAL INFO: The owner wishes to divide one (1) lot into two (2) new lots to provide individual ownership for each lot. Lot 1 will contain the proposed Popeye's restaurant and Lot 2 will contain the proposed Cottman's Transmission. Both new lots have access to a public street and the proposed subdivision plat appears to meet the minimum required technical standards of Subdivision Ordinance No. 99.21. Therefore, staff supports this request subject to conditions and public input is not required.

- ATTACHMENTS:**
1. List of Attachments
 2. History & Facts / Description / Comments / Reason(s) for Approval
 - 2-3. Conditions of Approval
-
- A. Location Map
 - B. Subdivision Plat
 - C. Letter of Explanation/Intent

HISTORY & FACTS:

March 18, 1981.

Design Review Board approved building elevations, site and landscape plans for First National Bank of Arizona.

DESCRIPTION: Owner – TMPSAT, LLC., Wayne Martella
Applicant – Superior Surveying Services, A.J. Wadsworth
Land Surveyor – Superior Surveying Services, Inc., G. Bryan Goetzenberger
Existing zoning – I-1
Total site area – 1.54 net acres
Number of lots proposed – 2 lots
Lot 1 – .61 net acres
Lot 2 – .93 net acres

COMMENTS: This request is for an Amended Final Subdivision Plat to create two (2) new lots. The owner wishes to divide one (1) lot into two (2) new lots to provide individual ownership for each lot. Lot 1 will contain the proposed Popeye's restaurant and Lot 2 will contain the proposed Cottman's Transmission. Both new lots have access to a public street and the proposed subdivision plat appears to meet the minimum required technical standards of Subdivision Ordinance No. 99.21. Therefore, staff supports this request subject to conditions and public input is not required.

REASON(S) FOR

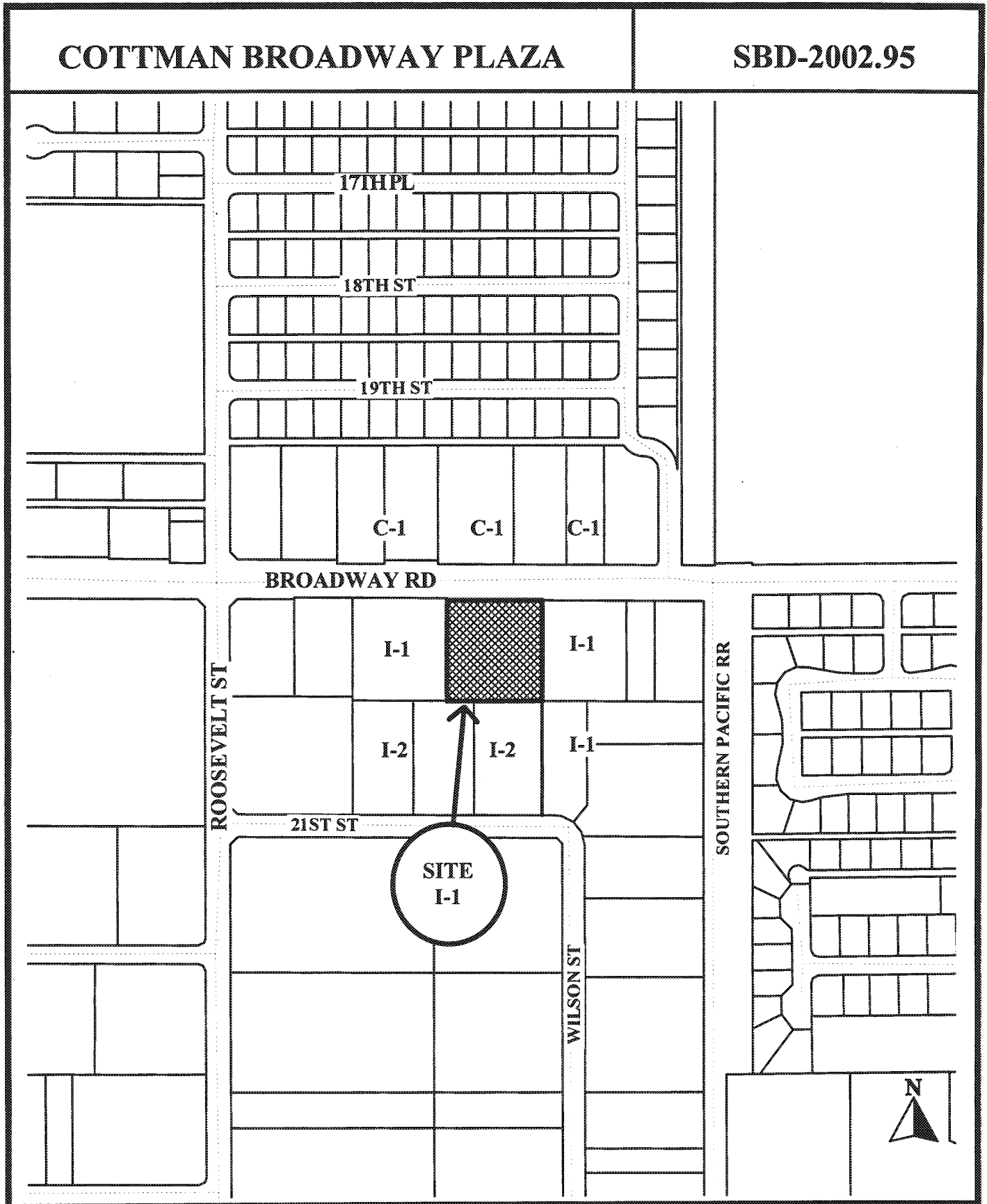
APPROVAL: 1. The Subdivision Plat appears to conform with current technical standards and requirements of Subdivision Ordinance No. 99.21.

CONDITION(S) OF APPROVAL:

1. a. The Public Works Department shall approve all roadway, alley, and utility easement dedications, driveways, storm water retention, and street drainage plans, water and sewer construction drawings, refuse pickup, and off-site improvements.
- b. Off-site improvements to bring roadways to current standards include:
 - (1) Water lines and fire hydrants
 - (2) Sewer lines
 - (3) Storm drains.
 - (4) Roadway improvements including streetlights, curb, gutter, bikepath, sidewalk, bus shelter, and related amenities.
- c. Fees to be paid with the development of this project include:
 - (1) Water and sewer development fees.
 - (2) Water and/or sewer participation charges.

(3) Inspection and testing fees.

- d. All applicable off-site plans shall be approved prior to recordation of Final Subdivision Plat.
2. a. All street dedications shall be made within six (6) months of Council approval.
- b. Public improvements must be installed prior to the issuance of any occupancy permits. Any phasing shall be approved by the Public Works Department.
- c. All new and existing, as well as on-site and off-site, utility lines (other than transmission lines) shall be placed underground prior to the issuance of an occupancy permit for this (re)development in accordance with the Code of the City of Tempe - Section 25.120.
3. No variances may be created by future property lines without the prior approval of the City of Tempe.
4. The Final Subdivision Plat shall be recorded prior to the issuance of permits, and shall show cross access to be maintained throughout this site over the driving aisles. No changes or modifications to the driving aisles will be allowed without the prior approval of the Engineering Department.
5. The Final Subdivision Plat shall be put into proper engineered format with appropriate signature blanks and recorded with the Maricopa County Recorder's Office through the City of Tempe's Development Services Department **on or before December 12, 2003**. Failure to record the plan within one year of Council approval shall make the plan null and void.



Location

A

SBD-2002.95

**Superior
Surveying
Services, Inc.**

21415 North 23rd Avenue
Phoenix, Arizona 85027
(623) 869-0223 Fax (623) 869-0726

PROFESSIONAL LAND SURVEYING - ARIZONA, CALIFORNIA, NEVADA Member A.C.S.M., A.P.L.S., G.L.I.S.

Randy S. Delbridge, President, R.L.S. Arizona #18214/California #L6060/Nevada #7680

November 25, 2002

VIA REGULAR MAIL

DeeDee Kimbrell
City of Tempe
Development Services Department
31 East Fifth Street
Tempe, Arizona 85281

Re: Project located at 445 W. Broadway Road, Tempe
Our Job No. 220938

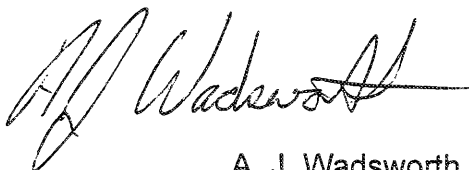
Ms. Kimbrell:

We have been contracted by TMPSAT, LLC to prepare and coordinate to division of tax parcel 123-36-002H. Currently the proposed Easterly parcel has an existing building constructed on it. The proposed TMPSAT parcel is vacant land. It is Popeye's intention to purchase the Westerly parcel from TMPSAT and develop a Popeye's Chicken restaurant.

Enclosed in this letter you will find six 24" x 36" copies of the proposed Subdivision plat, one 8½"x11" PMT reduction, one 11"x17" vellum, a completed Subdivision Application, one copy of the ALTA Survey performed on this site and the applicable fee.

Thank you for your assistance in this matter. Should you have any questions or concerns, please do not hesitate to contact me.

Sincerely,



A. J. Wadsworth

AJW/nhn
Enclosures

NOV 26 2002

C